

MORTGAGE

VOL 1673 PAGE 266

GREENVILLE, S.C.

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THIS MORTGAGE is made this 19th day of July 1984, between the Mortgagor, Charles R. Fleming and Elizabeth Minor M. Fleming, (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Forty Thousand and no/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 19, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1999,

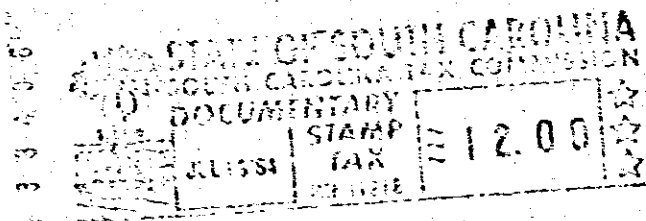
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land lying and being in State and County aforesaid, in the Fairview Township, within the corporate limits of the Town of Fountain Inn, and on the West side of Fountain Inn Drive (also known as Howard Drive) containing approximately 4.36 acres, more or less; being a portion of the property conveyed to Mortgagor, Elizabeth Minor M. Fleming, on August 26, 1981, by deed of Azilee Holland Mowbray recorded on August 27, 1981, in Deed Book 1154 at Page 168 containing 80 acres, more or less, bearing Greenville County Map Number (699) 353-1-5; and being more particularly described as shown by plat of survey by J. L. Montgomery, III, P.S., dated July 2, 1984; having the following metes and bounds, to-wit:

BEGINNING at a nail in the center of Fountain Inn Drive, 2100 feet, more or less, from the intersection of South Carolina Highway 417 and Fountain Inn Drive; and running thence S85-41W 775 feet to an iron pin; thence running N1-52W 228.41 feet to an iron pin; thence running N85-41E 889.86 feet to a nail in the center of Fountain Inn Drive; thence along the center of said Fountain Inn Drive S24-19W 260 feet to the point of beginning.

Being a portion of the property conveyed to Elizabeth Minor M. Fleming by deed of Azilee Holland Mowbray as stated above, recorded in the RMC Office for Greenville County, South Carolina.

Subject to all easements or rights-of-way of record in the RMC Office for Greenville County, South Carolina.



Route 2, Howard Drive, Fountain Inn, South Carolina which has the address of [Street] [City] (herein "Property Address"); [State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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